



Revised Code of Ethics for R.E. Licensees

One of the primary goals established by Real Estate Commissioner James A. Edmonds, Jr. has been to enhance the professionalism of the real estate industry. To that end a revised Code of Ethics has been adopted which became effective June 10, 1990. The text of the Code is set forth below.

In addition to the Code of Ethics, there follows a section titled Suggestions for Professional Conduct. The Code of Ethics and the Suggestions represent the product of a task force established by Commissioner Edmonds to set reasonable guidelines for professional conduct. The individuals who served on the Commissioner's Task Force are: S. Guy Puccio, Ray Carlisle, Judy Thompson, Clark E. Wallace, Jim Sandman, Sebastiano Sterpa, Kathleen Atha, George E. Devine, and June Barlow.

CODE OF ETHICS AND PROFESSIONAL CONDUCT

2785. Professional Conduct. In order to enhance the professionalism of the California real estate industry, and maximize protection for members of the public dealing with real estate licensees, whatever their area of practice, the following standards of professional conduct and business practices are adopted.

(a) Unlawful Conduct in Sale, Lease and Exchange Transactions. Licensees when performing acts within the meaning of Section 10131(a) of the Business and Professions Code shall not engage in conduct which would subject the licensee to adverse action, penalty or discipline under Sections 10176 and 10177 of the Business and Professions Code including, but not limited to, the following acts and omissions:

(1) Knowingly making a substantial misrepresentation of the likely value of real property to:

(A) Its owner either for the purpose of securing a listing or for the purpose of acquiring an interest in the property for the licensee's own account.

(B) A prospective buyer for the purpose of inducing the buyer to make an offer to purchase the real property.

(2) Representing to an owner of real property when seeking a listing that the licensee has obtained a bona fide written offer to purchase the property, unless at the time of the representation the licensee has possession of a bona fide written offer to purchase.

(3) Stating or implying to an owner of real property during listing negotiations that the licensee is precluded by law, by regulation, or by the rules of any organization, other than the broker firm seeking the listing, from charging less than the commission or fee quoted to the owner by the licensee.

(4) Knowingly making substantial misrepresentations regarding the licensee's relationship with an individual broker, corporate broker, or franchised brokerage company or that entity's/person's responsibility for the licensee's activities.

(5) Knowingly underestimating the probable closing costs in a communication to the prospective buyer or seller of real property in order to induce that person to make or to accept an offer to purchase the property.

(6) Knowingly making a false or misleading representation to the seller of real property as to the form, amount and/or treatment of a deposit toward the purchase of the property made by an offeror.

(7) Knowingly making a false or misleading representation to a seller of real property, who has agreed to finance all or part of a purchase price by carrying back a loan, about a buyer's ability to repay the loan in accordance with its terms and conditions.

(8) Making an addition to or modification of the terms of an instrument previously signed or initialed by a party to a transaction without the knowledge and consent of the party.

(9) A representation made as a principal or agent to a prospective purchaser of a promissory note secured by real property about the market value of the securing property without a reasonable basis for believing the truth and accuracy of the representation.

(10) Knowingly making a false or misleading representation or representing, without a reasonable basis for believing its truth, the nature and/or condition of the interior or exterior features of a property when soliciting an offer.

(11) Knowingly making a false or misleading representation or representing, without reasonable basis for believing its truth, the size of a parcel, square footage

of improvements or the location of the boundary lines of real property being offered for sale, lease or exchange.

(12) Knowingly making a false or misleading representation or representing to a prospective buyer or lessee of real property, without reasonable basis to believe its truth, that the property can be used for certain purposes with the intent of inducing the prospective buyer or lessee to acquire an interest in the real property.

(13) When acting in the capacity of an agent in a transaction for the sale, lease or exchange of real property, failing to disclose to a prospective purchaser or lessee facts known to the licensee materially affecting the value or desirability of the property, when the licensee has reason to believe that such facts are not known to nor readily observable by a prospective purchaser or lessee.

(14) Willfully failing, when acting as a listing agent, to present or cause to be presented to the owner of the property any written offer to purchase received prior to the closing of a sale, unless expressly instructed by the owner not to present such an offer, or unless the offer is patently frivolous.

(15) When acting as the listing agent, presenting competing written offers to purchase real property to the owner in such a manner as to induce the owner to accept the offer which will provide the greatest compensation to the listing broker without regard to the benefits, advantages and/or disadvantages to the owner.

(16) Failing to explain to the parties or prospective parties to a real estate transaction for whom the licensee is acting as an agent the meaning and probable significance of a contingency in an offer or contract that the licensee knows or reasonably believes may affect the closing date of the transaction, or the timing of the vacating of the property by the seller or its occupancy by the buyer.

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Code

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(17) Failing to disclose to the seller of real property in a transaction in which the licensee is an agent for the seller the nature and extent of any direct or indirect interest that the licensee expects to acquire as a result of the sale. The prospective purchase of the property by a person related to the licensee by blood or marriage, purchase by an entity in which the licensee has an ownership interest, or purchase by any other person with whom the licensee occupies a special relationship where there is a reasonable probability that the licensee could be indirectly acquiring an interest in the property shall be disclosed to the seller.

(18) Failing to disclose to the buyer of real property in a transaction in which the licensee is an agent for the buyer the nature and extent of a licensee's direct or indirect ownership interest in such real property. The direct or indirect ownership interest in the property by a person related to the licensee by blood or marriage, by an entity in which the licensee has an ownership interest, or by any other person with whom the licensee occupies a special relationship shall be disclosed to the buyer.

(19) Failing to disclose to a principal for whom the licensee is acting as an agent any significant interest the licensee has in a particular entity when the licensee recommends the use of services or products of such entity.

(20) The refunding by a licensee, when acting as an agent for the seller, all or part of an offeror's purchase money deposit in a real estate transaction after the seller has accepted the offer to purchase, unless the licensee has the express permission of the seller to make the refund.

(b) Unlawful Conduct When Soliciting, Negotiating, or Arranging a Loan Secured by Real Property or the Sale of a Promissory Note Secured by Real Property. Licensees when performing acts within the meaning of subdivision (d) or (e) of Section 10131 of the Business and Professions Code shall not violate any of the applicable provisions of subdivision (a), or act in a manner which would subject the licensee to adverse action, penalty or discipline under Section 10176 and 10177 of the Business and Professions Code including, but not limited to, the following acts or omissions:

(1) Knowingly misrepresenting to a prospective borrower of a loan to be secured by real property or to an assignor/endorser of a promissory note secured by real property that there is an existing lender willing to make the loan or that there is a purchaser for the note, for the purpose of inducing the borrower or as-

signor/endorser to utilize the services of the licensee.

(2) (a) Knowingly making a false or misleading representation to a prospective lender or purchaser of a loan secured directly or collaterally by real property about a borrower's ability to repay the loan in accordance with its terms and conditions;

(b) Failing to disclose to a prospective lender or note purchaser information about the prospective borrower's identity, occupation, employment, income and credit data as represented to the broker by the prospective borrower;

(c) Failing to disclose information known to the broker relative to the ability of the borrower to meet his or her potential or existing contractual obligations under the note or contract including information known about the borrower's payment history on an existing note, whether the note is in default or the borrower in bankruptcy.

(3) Knowingly underestimating the probable closing costs in a communication to a prospective borrower or lender of a loan to be secured by a lien on real property for the purpose of inducing the borrower or lender to enter into the loan transaction.

(4) When soliciting a prospective lender to make a loan to be secured by real property, falsely representing or representing without reasonable basis to believe its truth, the priority of the security, as a lien against the real property securing the loan, i.e., a first, second or third deed of trust.

(5) Knowingly misrepresenting in any transaction that a specific service is free when the licensee knows or has a reasonable basis to know that it is covered by a fee to be charged as part of the transaction.

(6) Knowingly making a false or misleading representation to a lender or assignee/endorsee of a lender of a loan secured directly or collaterally by a lien on real property about the amount and treatment of loan payments, including loan payoffs, and the failure to account to the lender or assignee/endorsee of a lender as to the disposition of such payments.

(7) When acting as a licensee in a transaction for the purpose of obtaining a loan, and in receipt of an "advance fee" from the borrower for this purpose, the failure to account to the borrower for the disposition of the "advance fee."

(8) Knowingly making false or misleading representation about the terms and conditions of a loan to be secured by a lien on real property when soliciting a borrower or negotiating the loan.

Code, continued on page 7

Nondisclosure of licensed care facilities

by Susan Yamamoto, Counsel

The California Attorney General has recently issued an opinion that a licensed real estate agent is not required to disclose to prospective buyers of residential properties the location of licensed care facilities serving six or less developmentally disabled persons. The real estate agent may disclose the existence of such facilities in response to an inquiry by a prospective buyer so long as the disclosure is factual and does not foster discrimination against licensed care facilities. While Attorney General opinions are not controlling authority, they are accorded substantial weight by the courts.

Licensed care facilities are community based centers providing care for mentally ill, developmentally and physically disabled children or adults who require such care or services. The legislature, in an attempt to encourage the use of such facilities, has enacted statutes prohibiting discrimination against licensed residential care facilities serving six or fewer persons.

Some local boards of realtors believed that a real estate agent was required to disclose to a prospective buyer the existence of a licensed care facility in the neighborhood if the agent knew of its existence. The Attorney General was asked for an opinion as to whether the public policy prohibiting discrimination against the disabled conflicted with a real estate agent's obligation to disclose to a buyer all facts which materially affect the value or desirability of real property. The opinion reviews case law requiring disclosure including *Easton v. Strassburger, Reed v. King*, and Civil Code Sections 2079-2079.6. The opinion also reviews state and federal laws and regulations prohibiting discrimination (Health and Safety Code Sections 1566.2-1566.5, Business and Professions Code Section 125.6, Civil Code Section 51 and Government Code Section 12948). The Attorney General concluded that the location of a licensed care facility is not a material fact required to be disclosed under California law. The opinion noted that volunteering information (as opposed to responding in a factual non-discriminatory way) concerning the presence of a licensed care facility or volunteering information about the price or value of real property with respect to the presence or location of a nearby licensed care facility could violate state and federal law.

The Attorney General states:

"We thus conclude in answer to the question presented that a licensed real estate agent is not required to disclose the location of a licensed care facility serving six or fewer people to prospective buyers of residential property. Disclosure is permitted if it is factual, not intended to foster discrimination against or segregation of licensed care facilities within the community, and in fact does not have that effect."

(Opinion No. 89-202 — March 13, 1990, Volume 73, *Opinions of the Attorney General*, p. 58.)

Notes from Licensing

by Darlene North, Office Services Supervisor III

Real Estate Commissioner Edmonds has long since recognized the need to convert the Department's record keeping procedures to "on line" processing systems. As part of Commissioner Edmonds' continuing effort to better meet public and industry demands, the DRE's examination system has been converted to an updated Tandem computer system.

The information that will be provided on this system will reduce the time needed for staff, in the Sacramento office, to respond to many of the telephone inquiries made by examination applicants and/or conditional salespersons regarding statutory courses that they have submitted. The examination staff can be reached at (916) 739-3726 [for salespersons] and (916) 739-3725 [for brokers]. In an effort to maintain confidentiality, this information will only be provided to the individual to whom the record belongs.

In addition, real estate examinees who are not initially successful in passing the examination will automatically receive, along with their score, the percentages of questions answered correctly in each of the seven areas of the examination. This will assist candidates in determining how to better prepare for future real estate examinations.

In 1987 the Education Testing Service (ETS) conducted an in-depth job analysis of the California real estate profession. The study researched the tasks performed by brokers and salespersons, as well as the knowledge areas necessary to competently perform these tasks. Below are the subject matter outlines, from which we construct our tests, that have been developed to conform with the findings and recommendations of the ETS study. All examination questions will be from one of the subject areas reflected in these outlines.

BROKER EXAMINATIONS

SECTION I

REAL PROPERTY AND LAWS RELATING TO OWNERSHIP [approximately 9% of exam]

- Ownership of property
- Encumbrances
- Public power over property

SECTION II

TAX IMPLICATIONS OF REAL ESTATE OWNERSHIP [approximately 8% of exam]

- Knowledge of current tax laws affecting real estate ownership

SECTION III

VALUATION/APPRaisal OF REAL PROPERTY [approximately 15% of exam]

- Methods of appraising and valuing property
- Factors which may influence value estimate

SECTION IV

FINANCING REAL ESTATE [approximately 16% of exam]

- Sources of financing
- Common clauses in mortgage instruments
- Types of loans
- Terms and conditions

SECTION V

TRANSFER OF PROPERTY [approximately 9% of exam]

- Titles
- Escrow
- Reports

SECTION VI

REAL ESTATE PRACTICE [approximately 21% of exam]

- Listing of real property
- Sales contracts
- Marketing

SECTION VII

BROKER'S RESPONSIBILITY FOR AGENCY MANAGEMENT [approximately 22% of exam]

- State real estate laws and regulations
- Laws relating to fair practices
- Knowledge of trends and developments
- Knowledge of forms and calculations

SALESPERSON EXAMINATIONS

SECTION I

REAL PROPERTY AND LAWS RELATING TO OWNERSHIP [approximately 11% of exam]

- Ownership of property
- Encumbrances
- Public power over property

SECTION II

TAX IMPLICATIONS OF REAL ESTATE OWNERSHIP [approximately 8% of exam]

- Knowledge of current tax laws affecting real estate ownership

SECTION III

VALUATION/APPRaisal OF REAL PROPERTY [approximately 15% of exam]

- Methods of appraising and valuing property
- Factors which may influence value estimate

SECTION IV

FINANCING REAL ESTATE [approximately 17% of exam]

- Sources of financing
- Common clauses in mortgage instruments
- Types of loans
- Terms and conditions

SECTION V

TRANSFER OF PROPERTY [approximately 10% of exam]

- Titles
- Escrow
- Reports

SECTION VI

REAL ESTATE PRACTICE [approximately 22% of exam]

- Listing of real property
- Sales contracts
- Marketing

SECTION VII

BROKERAGE: RESPONSIBILITIES AND FUNCTIONS OF SALESPERSONS [approximately 17% of exam]

- State real estate laws and regulations
- Laws relating to fair practices
- Knowledge of trends and developments
- Knowledge of forms and calculations

DISCIPLINARY ACTION — MARCH 1990 TO MAY 1990

- A list of actions is not published in this *Bulletin* until the 30-day period allowed for court appeal has expired, or if an appeal is taken on the disciplinary action stayed, until the stay is dissolved. Names of persons to whom licenses are denied on application are not published.
- The license type is listed in parenthesis after the licensee's name. [REB – Real estate broker; RREB – Restricted real estate broker; RES – Real estate salesperson; RRES – Restricted real estate salesperson; PRLS – Prepaid rental listing service; RPRLS – Restricted prepaid rental listing service; REO – Real estate officer; REC – Real estate corporation]
- The following are brief summaries of the numerical code sections listed. The full text of the various sections is found in the Business and Professions Code and the Regulations of the Real Estate Commissioner, both of which are printed in the *Real Estate Law* book. The *Real Estate Law* book is available for purchase from the Department of Real Estate.

Business and Professions Codes

480(a)	Denial of real estate license on grounds of conviction of crime, dishonest or fraudulent act, or act which would warrant suspension or revocation of license	10176(b) 10176(c)	Making false promises Course of misrepresentations through salespersons	11018.1(a)	Failure to give purchaser a copy of public report
490	Relationship of conviction to licensed activity	10176(e) 10176(f)	Commingling trust funds Listing agreement without definite termination date	11018.2	Illegal subdivision sales (sale of subdivision lots without public report)
496	Subversion of license examination	10176(g)	Secret or undisclosed profit	Commissioner's Regulations	
10085	Failure to submit advance fee materials	10176(i)	Fraud or dishonest dealing in licensed capacity	2715	Broker's failure to maintain current address with DRE
10130	Acting without license	10177(b)	Conviction of crime	2725	Failure of broker to review and initial agreements
10137	Unlawful payment of compensation	10177(d)	Violation of real estate law or regulations	2726	Broker-salesperson agreements
10138	Unlawful payment of compensation	10177(f)	Conduct that would have warranted denial of a license	2731	Unauthorized use of fictitious business name
10145	Trust fund handling	10177(g)	Negligence or incompetence as licensee	2752	Broker failure to notify commissioner of employment/termination of salesperson
10145(a)	Trust fund handling	10177(h)	Failure to supervise salespersons	2763(a)(1)	Violation of license examination rules
10145(c)	Trust fund handling	10177(i)	Improper use of governmental employment	2763(a)(3)	Violation of license examination rules
10145(d)	Trust fund handling	10177(j)	Fraud or dishonest dealing not in licensed capacity	2795	Subdivision preliminary public report
10146	Failure to handle advance fees as trust funds or to furnish verified accounting to principal	10177(k)	Violation of restricted license condition	2830	Failure to maintain trust fund account
10148	Retention and availability of real estate broker records	10177.5	Judgement of fraud in a civil action	2831	Inadequate trust fund records
10163	Branch office license requirement	10231	Accepting loan funds for pooling	2831.1	Inadequate trust fund records
10165	Covers various violations	10231.1	Retaining lender's funds for more than 60 days	2831.2	Inadequate trust fund records
10167.9(a)(3)	Failure to include required terms in PRLS contract	10232(e)	Failure to notify of threshold broker status	2832	Failure to comply with provisions for handling trust funds
10167.9(c)	use of unapproved contract	10232.2	Failure to file annual MLB reports	2832.1	Broker's failure to obtain permission to disburse trust funds from an account involving multiple beneficiaries
10167.11(a)	PRLS false or misleading advertising	10233	Failure of MLB to have written servicing contract	2834	Trust account withdrawals by unauthorized person with trust fund rules
10167.11(b)(1)	Referring to nonexistent or unavailable property	10237.3	Acting as real property securities dealer without endorsement	2842.5	Failure to obtain borrower's signature to mortgage loan disclosure form
10167.11(b)(2)	PRLS false or misleading advertising	10238.3	Failure to obtain real property securities permit	2970	Misleading advance fee advertising material
10167.11(b)(4)	PRLS failure to obtain permission to list property from authorized person	11012	Subdivision material change	2972	Advance fee accountings
10167.12	Violation of crime by PRLS licensee	11013.2	Subdivision purchase money handling		
10176(a)	Making any substantial misrepresentation	11013.4(a)	Subdivision purchase money handling		

NEW LAYOUT

In a continuing effort to best utilize the space in the *Bulletin* and to increase the readability, the disciplinary action reports have been reformatted. The DRE hopes the new format meets with your acceptance.

LICENSES REVOKED

Accosta, Ronald Ellin (REB) 11050 Santa Monica Blvd, Ste 201, Los Angeles Effective: 3/13/90 Violation: 10148, 10176(a)(i), 10177(d)(h)(j), 10231, 10231.1, 10237.3, 10238.3	Armstrong, Lloyd Charles (RES) 4313 Linda Vista Ave, Napa Effective: 4/4/90 Violation: 490, 10177(b)	Curtis, James (RES) P. O. Box 4696, Oakland Effective: 5/8/90 Violation: 490, 10177(a)	Gillis, Stephen S. (REB) 678 3rd Ave, Ste 212, Chula Vista Effective: 5/15/90 Violation: 490, 10177(b)(f)
Afshar, Soraya (RES) 19836 Ventura Blvd, Woodland Hills Effective: 3/29/90 Violation: 490, 10177(a)	Berman, Burton Robert (REB) 3838 Camino Del Rio North, #361, San Diego Effective: 3/20/90 Violation: 490, 10177(b)	Del Rey Realty Co Inc. (REC) 11050 Santa Monica Blvd, Ste 201, Los Angeles Effective: 3/13/90 Violation: 10148, 10176(a)(c), 10177(d)(j), 10231, 10231.1, 10237.3, 10238.3	Grafke, Seth Virgil (REB, REO) 15955 E. Alta Vista Dr, La Mirada Effective: 3/10/88 Violation: 10167.9(a)(3), 10167.9(c), 10167.11(a), 10167.11(b)(1), 10167.11(b)(2), 10167.11(b)(4), 10167.12, 10177(d)(h)
Akhoundzadeh, Shirin (RES) 8563 Remmet Ave, Canoga Park Effective: 4/10/90 Violation: 490, 10177(a)(b)	Blake-Bemklay, Sharon Lee (REB) 3031 W. March Ln, Ste 216, Stockton Effective: 3/29/90 Violation: 10177.5	Don Murphy & Associates Inc. (REC) 4014 W. Washington Blvd, Los Angeles Effective: 5/29/90 Violation: 10177(d)(f), 2832.1	Gray, Joseph Daniel (RES) 14163 1/2 Calvert St., Van Nuys Effective: 3/20/90 Violation: 490/10177(a)(b)
Ambrecht, Richard Harry (RES) 528 E. Main St, Santa Maria Effective: 5/16/90 Violation: 10177(g)	Blanchard, Gail Marie (RES) 2334 10th St, #1, Berkeley Effective: 3/16/90 Violation: 10130, 10177(d)(f)(j)	Dreyer, Robert Henry Jr. (REB) 431 Goldenrod Ave, Corona Del Mar Effective: 4/13/90 Violation: 10176(j), 10177(d), 11018.1(a), 11018.2	Greenbaum, Russel Gustav (REB) 1350 Rosecrans St, #2, San Diego Effective: 5/10/90 Violation: 10177(f)
Anderson, John William (RES) 875 Second St, Santa Rosa Effective: 5/31/90 Violation: 10176(a)(i)	Boland, Ray (REB) 17581 Irvine St, Ste 206, Tustin Effective: 5/15/90 Violation: 2725, 2726, 2834, 10137, 10177(d)	Eckerdt, Royce Lee (RES) 10507 Fair Oaks Blvd, #54, Fair Oaks Effective: 4/16/90 Violation: 490, 10177(b)	Henry, Craig C. (RES) 4107 Olympiad Dr., Los Angeles Effective: 3/20/90 Violation: 490, 10177(b)
	Butler, Merlyn M. (REB) 7695 El Camino Real, Atascadero Effective: 5/30/90 Violation: 10177.5, 10475	Filkas, Martin J. (RES) 179 S. Hemlock, Ventura Effective: 4/17/90 Violation: 490, 10177(b)	Jackson, Amulfo Antonio (RES) 570 East 64th St, #4, N. Long Beach Effective: 3/20/90 Violation: 490, 10177(a)(b)
	Clement, Richard Delmon (REB) 10037 Victoria, Alta Loma Effective: 4/24/90 Violation: 480(a), 2830, 2831, 2831.1, 2832.1, 10145, 10177(b)(d)(f)	Freeborn, Richard M. (REB) 1616 Manning, Bakersfield Effective: 3/1/90 Violation: 10176(a)(i), 10177(d), 11012	Kenyon, Sima (RES) 1140 E. Ocean Blvd, #306, Long Beach Effective: 3/1/90 Violation: 10130, 10132, 10176(i), 10177(d)(j)
	Comer, Patricia Ann (RES) 1435 Butte House Rd, Yuba City Effective: 4/2/90 Violation: 490, 10177(b)	Gallegos, Javier A. (RES) 1712 S. Parton, Santa Ana Effective: 4/17/90 Violation: 490, 10177(b)	LaMarr, Gary Ray (RES) 347 Avenida Nogales, San Jose Effective: 3/13/90 Violation: 490, 10177(b)

- Lombard, Charles Monroe Jr (RES)
P.O. box 571, Mount Hermon
Effective: 3/1/90
Violation: 490, 10177(b)
- Mardonovich, Mirna (RES)
21751 Lamar St, Mission Viejo
Effective: 4/17/90
Violation: 490, 10177(a)(b)
- Maslow Investors (REC)
558 Sacramento St, 4th Floor, San Francisco
Effective: 5/24/90
Violation: 2970, 2972, 10085, 10145, 10146, 10148, 10176(e), 10177(d)(f)
- Mikkelsen, Robert Wendelin (RES)
321 Sawyer St., San Francisco
Effective: 3/15/90
Violation: 490, 10177(b)
- Miller, Alma Fidelia (RES)
P. O. Box 313, Santa Rosa
Effective: 5/31/90
Violation: 10177(f)(j)
- Mugler, Charles Philip (RES)
11 West Islay St, Santa Barbara
Effective: 5/8/90
Violation: 490, 10177(b)
- Murphy, Donald Bernard (RES)
4014 W. Washington Blvd, Los Angeles
Effective: 5/29/90
Violation: 10177(f)(g)
- Neel, Gerald Alan (RRES)
927 Roberts, #4, Anaheim
Effective: 3/20/90
Violation: 490, 10177(b)(k)
- Nelson, Pamela Bernita (RES)
7736 Elwood Ct, Fontana
Effective: 5/15/90
Violation: 490, 10177(b)
- O'Rourke, Sharon (RES)
P. O. Box 595, Fair Oaks
Effective: 4/16/90
Violation: 10177(k)
- Oak Mountain Property Management Co, Inc. (REC)
829 Sonoma Ave, Ste 1, Santa Rosa
Effective: 5/31/90
Violation: 2830, 2831, 2831.2, 2832, 2832.1, 2834, 10145, 10148, 10176(a)(e)(g)(l), 10177(d)(g)
- Patrick, George Marc (RES)
27000 Meines St, Highland
Effective: 5/22/90
Violation: 490, 10177(a)(b)
- Petralia, Steven M. (RES)
100 Village Circle, Novato
Effective: 4/4/90
Violation: 490, 10177(b)
- Price, James Preston II (REB, REO)
2998 S. Bascom Ave, San Jose
Effective: 5/23/90
Violation: 490, 10177(b)
- Reinhold, Ronald Lee (REB, REO)
829 Sonoma Ave, Ste 1, Santa Rosa
Effective: 5/31/90
Officer: Oak Mountain Property Management Company Inc.
Violation: 2830, 2831, 2831.2, 2832, 2832.1, 2834, 10145, 10148, 10176(a)(e)(g)(l), 10177(d)(g)
- River Valley Properties Inc. (REC)
4710 American River Dr, Carmichael
Effective: 4/17/90
Violation: 2830, 2832.1, 10145(a), 10176(e), 10177(d)
- RKR Corporation (REC)
8732 Westminster Ave, Ste 4, Westminster
Effective: 5/1/90
Violation: 2830, 2832.1, 2972, 10137, 10145, 10146, 10176(e), 10177(d)
- Rose, Mary Veronica (RES)
333 E. Fairview, #106, Glendale
Effective: 3/20/90
Violation: 490, 10177(b)
- Ruiz, Miguel Camacho (RES)
536 Palomino Ln, Paso Robles
Effective: 4/18/90
Violation: 10176(a)(i), 10177(j)(f)
- Saratoga Mortgage Corporation (REC)
1725 S. Bascom Ave, Ste 205, Campbell
Effective: 4/2/90
Violation: 2970, 10137, 10146, 10176(a)(b)(e)(i), 10177(d)
- Shen, Hong Jen (REB)
2307 W. Whittier Blvd, Montebello
Effective: 4/5/90
Violation: 490, 10177(b)
- Smith, Samuel S. (RES)
3100 East 1st St., Long Beach
Effective: 3/15/90
Violation: 10177(d)
- Szalonek, George Joseph (RES)
2238 E. Cameron Ave, West Covina
Effective: 3/6/90
Violation: 10176(a)(e)(i), 10177(d)(g)
- Vaughn, Archie Paul (RES)
505 N. Arrowhead, Ste 104, San Bernardino
Effective: 5/15/90
Violation: 10177(j)
- Williams, Robert Lawrence (REB)
9353 Activity Rd, #A, San Diego
Effective: 4/17/90
Violation: 490, 10177(b)
- Wilson, Joann (RES)
1549 West 125th St, Los Angeles
Effective: 5/29/90
Violation: 10177(f)(g)
- Wilson, Michael Stuart (RES)
17 Ave. 23rd, Venice
Effective: 5/15/90
Violation: 490, 10177(b)
- B G K, Inc. (REC)
8910H Sunset Ave, Fair Oaks
Effective: 3/1/90
Violation: 2830, 2831, 2832, 2832.1, 10145, 10176(e), 10177 (d)
Right to RREC license on terms and conditions.
- Baker, James Robert (REB)
18301 Ventura Blvd, Tarzana
Effective: 4/18/90
Violation: 490, 10177(b)
Right to RREC license on terms and conditions.
- Barbour, Richard Leo (RES)
2438 Sacada Cir., Carlsbad
Effective: 5/10/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Barnett-Range Property Services Corp. (REC)
2609 E. Hammer Ln., Stockton
Effective: 3/30/90
Violation: 2725, 2830, 2832.1, 2834, 10145, 10163, 10177(d)
Right to RREC license on terms and conditions.
- Baum, Sandy (REB, REO)
45800 Deep Canyon Rd, Palm Desert
Effective: 3/20/90
Violation: 2832.1, 10145, 10177(d)(g)
Right to RREC license on terms and conditions.
- Benetti, John Joseph (RES)
1742 Kansas Ct, Redwood City
Effective: 3/20/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Benton Mortgage Corporation (REC)
14827 Ventura Blvd, #220, Sherman Oaks
Effective: 5/3/90
Violation: 2831, 2831.1, 2834, 2842.5, 10137, 10177(d), 10232(e), 10232.2, 10233
Right to RREC license on terms and conditions.
- Beyer, William Richard (REB)
9113 La Serena Dr, Fair Oaks
Effective: 5/22/90
Violation: 10177(f)
Right to RREC license on terms and conditions; RREC license suspended for 30 days.
- Bicknell, Ray Alexander (REO)
8959 Chapman Ave, Garden Grove
Effective: 5/1/90
Violation: 10177(h)
Right to RREC license on terms and conditions.
- Bodoh, Patrick H. Jr. (REB)
6118 Hazel Ave, Orangevale
Effective: 4/19/90
Violation: 10177(g)
Right to RREC license on terms and conditions.
- Boyd, Douglas Scott (RES)
12334 Riparian Way, Moreno Valley
Effective: 3/14/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Carlson, Robert Francis (REO)
1501 21st St., Sacramento
Effective: 5/16/90
Violation: 10177(g)
Right to RREC license on terms and conditions.
- Coral Mortgage Services Inc. (REC)
11704 Artesia Blvd, Artesia
Effective: 4/24/90
Violation: 2715, 2834, 10137, 10177(d)
Right to RREC license on terms and conditions.
- Featherston, Larry Gale (REB, REO)
3100 Cohasset Rd, Chico
Effective: 4/18/90
Violation: 2725, 2830, 2832.1, 10145, 10176(e)(i), 10177(d)(h)
Officer: Fran Shelton & Associates
Right to RREC license on terms and conditions.
- Fortier, Bertrand L. (REB)
8560 Vineyard Ave, #506, Rancho Cucamonga
Effective: 5/30/90
Violation: 2715, 2731, 2790, 2830, 2831.1, 10137, 10145, 10148, 10163, 10165, 10176(i), 10177(d)(j)
Right to RRES license on terms and conditions; RRES license to be suspended 60 days—30 days stayed.
- Fran Shelton & Associates (REC)
180 Cohasset Rd, #1, Chico
Effective: 4/18/90
Violation: 2830, 2832.1, 10145, 10176(e)(i), 10177(d)
Right to RREC license on terms and conditions.
- Fusco, Alexander (RES)
25202 Misty Ridge, Mission Viejo
Effective: 4/26/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Gantz Investment Properties Inc (REC)
18344 Oxnard St, 2nd Floor, Tarzana
Effective: 5/1/90
Violation: 10176(g)
Right to RREC license on terms and conditions.
- Gantz, Paul Edward (REB, REO)
18344 Oxnard St, 2nd Floor, Tarzana
Effective: 5/1/90
Violation: 10176(g)
Right to RREC license on terms and conditions.
- Giordani, Michael Angel (RES)
P.O. Box A-L, Monterey Park
Effective: 5/10/90
Violation: 490, 19177(b)
Right to RRES license on terms and conditions.
- Gonzales, Richard William (REB)
9849 S. Atlantic Ave, Ste D, South Gate
Effective: 5/15/90
Violation: 10177(j)
Right to RRES license on terms and conditions; RRES license suspended for 60 days.
- Harden, Donald Gene (REB, REO)
12 Harvest St, Salinas
Effective: 4/2/90
Violation: 2832.1, 2834, 10145(a)(d), 10176(f), 10177(d)(g)
Officer: Harvest Property Management Inc.
Right to RREC license on terms and conditions.
- Harvest Property Management Inc. (REC)
12 Harvest St, Salinas
Effective: 4/2/90
Violation: 2832.1, 2834, 10145(a)(da), 10176 (f), 10177 (d)(g)
Right to RREC license on terms and conditions.

**LICENSES REVOKED
WITH A RIGHT TO A
RESTRICTED LICENSE**

- Aube, Ronald Aibert (REB)
17011 Wing, Ln, Valinda
Effective: 3/14/90
Violation: 2731, 10177(d)
Right to RREC license on terms and conditions.
- Awad, Naira H. (RES)
17240 Boswell Pl, Granada Hills
Effective: 5/1/90
Violation: 10176(i)
Right to RRES license on terms and conditions.
- Azar, Paul Douglas (REB)
15902 Hawthorne Blvd, Ste C, Lawndale
Effective: 2/7/90
Violation: 10137
Right to RREC license on terms and conditions.

- Heise, Clarence Elmer (REB)
8340 Clairemont Mesa Blvd, #108, San Diego
Effective: 4/10/90
Violation: 2832.1, 10145, 10176(e), 10177(d)
Right to RREB license after 10 days on terms and conditions.
- Hoffman, Beatrice (RES)
37343 Third St, Fremont
Effective: 3/25/90
Violation: 10176(a)(i), 10177(g)
Right to RRES license on terms and conditions.
- Jabin, Anthony Douglas (RES)
21601 Erwin St, #396, Woodland Hills
Effective: 5/23/90
Violation: 490, 10177(b)
Right to RRES license after 120 days on terms and conditions.
- Jensen, Blake Barnard (REB)
4935 Maynard St, San Diego
Effective: 4/26/90
Violation: 490, 10177(b)
Right to RREB license on terms and conditions.
- Jones, Patricia Jean (RES)
3941 Don Felipe Dr, Los Angeles
Effective: 4/26/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Knapp, Patrick James (RES)
13100 Gilbert, #47, Garden Grove
Effective: 5/22/90
Violation: 490, 10177 (a)(b)
Right to RRES license on terms and conditions.
- Kwan, Vincent Chi Leung (RES)
6658 13th St, Sacramento
Effective: 5/11/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Lee, Richard Y. (REB)
3900 Geary Blvd, Ste 203, San Francisco
Effective: 5/24/90
Violation: 2970, 2972, 10085, 10145, 10146, 10148, 10176(e), 10177(d)(f)
Officer: Maslow Investors
Right to RREB license on terms and conditions.
- Leone, Samuel Jack (REB)
10270 Fuerte Dr, La Mesa
Effective: 3/29/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Lethbridge, Elizabeth (RES)
11864 Glamis St, Lakeview
Effective: 4/5/90
Violation: 490, 10177(a)(b)
Right to RRES license on terms and conditions.
- Lisi, Charles William (RES)
1121 N. Orchard Dr, Burbank
Effective: 3/6/90
Violation: 10177(j)
Right to RRES license on terms and conditions.
- Lunny, Robert William (RES)
4290 Peralta Ave, Los Angeles
Effective: 3/8/90
Violation: 490, 10177(a)(b)
Right to RRES license on terms and conditions.
- Mathis, Judith Elizabeth (RES)
1418 R St., Eureka
Effective: 4/9/90
Violation: 10176(a)(c)(i), 10177 (d)
Right to RRES license on terms and conditions.
- McGagin, Bruce Abbott (REB, REO)
5530 Birdcage St, Ste 110, Citrus Heights
Effective: 3/1/90
Violation: 2830, 2831, 2832, 2832.1, 10145, 10176(e), 10177(d)
Officer: B G K, Inc.
Right to RREB license on terms and conditions.
- McGovern, Trina Michele (RES)
P. O. Box 805, Rancho Mirage
Effective: 4/10/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- McKnight, Clayton Page (REB)
3400 W. Washington Blvd, Los Angeles
Effective: 5/29/90
Violation: 2832.1, 10177(d)(h)
Right to RRES license on terms and conditions.
- Mefford, Joseph Steele (REB, REO)
5065 Martin Way, Carmichael
Effective: 3/1/90
Violation: 10137, 10177(f)(g)(h)
Right to RRES license after 30 days on terms and conditions.
- Michaels, Toni (RES)
P. O. Box 2514, El Segundo
Effective: 5/10/90
Violation: 490, 10177(a)(b)
Right to RRES license on terms and conditions.
- Noack, William Okell (REB)
4710 American River Dr, Carmichael
Effective: 4/17/90
Violation: 2830, 2832.1, 10145(a), 10176(e), 10177(d)
Right to RREB license on terms and conditions.
- Palazzo, Salvatore Charles (REB)
500 Esplanade Dr, #1454, Oxnard
Effective: 4/11/90
Violation: 2715, 2726, 2731, 2752, 10177(d)(g)
Right to RREB license on terms and conditions.
- Phenix, Gilbert Walter (RES)
7419 Casaba Ave, Canoga Park
Effective: 3/14/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Raaff, Rudolf (RES)
17106 Grayland Ave, Cerritos
Effective: 4/3/90
Violation: 10137, 10176(a)(b)(e)(i)
Right to RRES license on terms and conditions.
- Range, James Edward (REB, REO)
2609 E. Hammer Ln., Stockton
Effective: 3/30/90
Violation: 2725, 2830, 2832.1, 2834, 10145, 10163, 10177(d)
Right to RREB license on terms and conditions.
- Rios, Cecilia (RES)
3455 Fensmuir St, Riverside
Effective: 3/8/90
Violation: 490, 10177(a)(b)
Right to RRES license on terms and conditions.
- River City Land Company Inc. (REC)
1501 21st St, Sacramento
Db: Franklin Villa Council
Effective: 5/16/90
Violation: 10177(g)
Right to RREC license on terms and conditions.
- Ross, James Louis (RES)
431 S. Palm Canyon Dr, Ste 101, Palm Springs
Effective: 3/29/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Schaudra, Barbara (RES)
12 Harvest St, Salinas
Effective: 4/2/90
Violation: 2834, 10176(f), 10177(d)(g)
Right to RRES license on terms and conditions.
- Schulman, Howard Asher (REB)
214 Main St, Seal Beach
Effective: 4/20/90
Violation: 10177(j)
Right to RREB license on terms and conditions; restricted license suspended 90 days, all but 40 days stayed for 1 year on terms and conditions.
- Setterfield, Karen Jo (REB)
19531 Ventura Blvd, 2nd Floor, Tarzana
Effective: 4/10/90
Violation: 2715, 2725, 2831, 10177(d)(h)
Right to RREB license after 60 days on terms and conditions.
- Sklyar, Michael (RES)
544 Fathom Dr, San Mateo
Effective: 5/31/90
Violation: 496, 2763(a)(1), 10177(d), 2763(a)(3)
Right to RRES license on terms and conditions.
- Slaten, Thomas M. (REB)
8306 Wilshire Blvd, #155, Beverly Hills
Effective: 5/8/90
Violation: 10177(f)(j)
Right to RREB license on terms and conditions.
- Smith, Herbert Martin (REB, REO)
14827 Ventura Blvd, #220, Sherman Oaks
Effective: 5/3/90
Violation: 2831, 2831.1, 2834, 2842.5, 10137, 10177(d)(h), 10232(e), 10232.2, 10233
Officer: Benton Mortgage Corporation
Right to RREB license on terms and conditions.
- Taylor, James Robert (RES)
1312 Edgewood Rd, Redwood City
Effective: 5/22/90
Violation: 10177(b)
Right to RRES license on terms and conditions.
- Walker, Jon J. (RES)
1341 Winona Dr, San Jose
Effective: 5/21/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Wenck, Monte Cornelius (RES)
959 Vista Chino, #5, Palm Springs
Effective: 4/18/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Williams, Ronald Lee (RES)
937 E. Main, Ste 108, Santa Maria
Effective: 4/26/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Wong, Francis Chak-Chi (RES)
1929 Taraval St, San Francisco
Effective: 5/31/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Woodbury, Rita Cabes (RES)
P. O. Box 870, Sunset Beach
Effective: 5/1/90
Violation: 10130, 10177(d)
Right to RRES license on terms and conditions; restricted license suspended for 6 months.
- Xystris, Arjontia (RES)
7 Gumwood, Irvine
Effective: 5/10/90
Violation: 490, 10177(b)
Right to RRES license on terms and conditions.
- Young, Katie (REB)
25501 Goldenspring Dr, Dana Point
Effective: 4/10/90
Violation: 490, 10177(b)
Right to RREB license on terms and conditions.

LICENSES SUSPENDED WITH STAYS

- Beeney, Pamela Susan (REB)
617 Park Ave, Long Beach
Effective: 5/1/90
Violation: 10138
Suspended for 30 days—stayed for 1 year on terms and conditions.
- Browning, John Edmond (REB)
5760 Freport Blvd, Sacramento
Effective: 4/16/90
Violation: 10177(g)
Suspended for 15 days—stayed for 1 year on terms and conditions.
- Carrigan, Stephen Edward (REB)
5850 Canoga Ave, Ste 400, Woodland Hills
Effective: 5/31/90
Violation: 10176(e), 10177(d)(h)
Suspended for 90 days—stayed for 3 years on terms and conditions.
- CECAM (REC)
778 Main St, Cambria
Effective: 5/23/90
Violation: 10176(a)
Suspended 10 days—stayed for 180 days on condition.
- Christiansen, Kevin Earl (REB, REO)
29424 Auberry Rd, #105, Prather
Effective: 4/20/90
Violation: 2726, 10177(d)
Suspended for 7 days—stayed for 1 year on condition.
- Daisy, Michelle (REB)
1461 North 13th Ave, Upland
Effective: 5/8/90
Violation: 2832, 10145, 10177(d)
Suspended 30 days—all but 5 days stayed for 1 year on terms and conditions.
- Davey, Kent Barton (REB)
778 Main St, Cambria
Effective: 5/23/90
Violation: 10176(a)
Suspended 10 days—stayed for 180 days on condition.
- Foothill Land Co. (REC)
29424 Auberry Rd, #105 Prather
Effective: 4/20/90
Violation: 2726, 10177(d)
Suspended for 7 days—stayed for 1 year on condition.

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Code

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(9) Knowingly making a false or misleading representation or representing, without reasonable basis for believing its truth, when soliciting a lender or negotiating a loan to be secured by a lien on real property about the market value of the securing real property, the nature and/or condition of the interior or exterior features of the securing real property, its size or the square footage of any improvements on the securing real property.

Suggestions for professional conduct

As part of the effort to promote ethical business practices of real estate licensees, the Real Estate Commissioner has issued the following Suggestions for Professional Conduct as a companion to the Code of Professional Conduct (Section 2785, Title 10, California Code of Regulations):

(a) Suggestions for Professional Conduct in Sale, Lease and Exchange Transactions. In order to maintain a high level of ethics and professionalism in their business practices, real estate licensees are encouraged to adhere to the following suggestions in conducting their business activities:

(1) Aspire to give a high level of competent, ethical and quality service to buyers and sellers in real estate transactions.

(2) Stay in close communication with clients or customers to ensure that questions are promptly answered and all significant events or problems in a transaction are conveyed in a timely manner.

(3) Cooperate with the California Department of Real Estate's enforcement of, and report to that department evident violations of, the Real Estate Law.

(4) Use care in the preparation of any advertisement to present an accurate picture or message to the reader, viewer or listener.

(5) Submit all written offers in a prompt and timely manner.

(6) Keep oneself informed and current on factors affecting the real estate market in which the licensee operates as an agent.

(7) Make a full, open and sincere effort to cooperate with other licensees, unless the principal has instructed the licensee to the contrary.

(8) Attempt to settle disputes with other licensees through mediation or arbitration.

(9) Advertise or claim to be an expert in an area of specialization in real estate brokerage activity, e.g., appraisal, property management, industrial siting, mortgage loan, etc., only if the licensee has had special training, preparation or experience in such area.

(10) Strive to provide equal opportunity for quality housing and a high level of service to all persons regardless of race, color, sex, religion, ancestry, physical handicap, marital status or national origin.

(11) Base opinions of value, whether for the purpose of advertising or promoting real estate brokerage business, upon documented objective data.

(12) Make every attempt to comply with these Guidelines for Professional Conduct and the Code of Ethics of any organized real estate industry group of which the licensee is a member.

(b) Suggestions for Professional Conduct When Negotiating or Arranging Loans Secured by Real Property or Sale of a Promissory Note Secured by Real Property. In order to maintain a high level of ethics and professionalism in their business practices when performing acts within the meaning of subdivisions (d) and (e) of Section 10131 and Sections 10131.1 and 10131.2 of the Business and Professions Code, real estate licensees are encouraged to adhere to the following suggestions, in addition to any applicable provisions of subdivision (a), in conducting their business activities:

(1) Aspire to give a high level of competent, ethical and quality service to borrowers and lenders in loan transactions secured by real estate.

(2) Stay in close communication with borrowers and lenders to ensure that reasonable questions are promptly answered and all significant events or problems in a loan transaction are conveyed in a timely manner.

(3) Keep oneself informed and current on factors affecting the real estate loan market in which the licensee acts as an agent.

(4) Advertise or claim to be an expert in an area of real estate loan transactions only if the licensee has had special training, preparation or experience in such area.

(5) Strive to provide equal opportunity for quality mortgage loan services and a high level of service to all borrowers or lenders regardless of race, color, sex, religion, ancestry, physical handicap, marital status or national origin.

(6) Base opinions of value in a loan transaction, whether for the purpose of advertising or promoting real estate mortgage loan brokerage business, on documented objective data.

(7) Respond to reasonable inquiries of a principal as to the status or extent of efforts to negotiate the sale of an existing loan.

(8) Respond to reasonable inquiries of a borrower regarding the net proceeds available from a loan arranged by the licensee.

(9) Make every attempt to comply with the standards of professional conduct and the code of ethics of any organized mortgage loan industry group of which the licensee is a member.

The conduct suggestions set forth in subdivisions (a) and (b) are not intended as statements of duties imposed by law nor as grounds for disciplinary action by the Department of Real Estate, but as guidelines for elevating the professionalism of real estate licensees.

Copies of the Revised Code of Ethics and Suggestions for Professional Conduct may be obtained from the Department of Real Estate by writing to:

Department of Real Estate
Legislation Section
P. O. Box 187000
Sacramento, CA 95818-7000.

Reserve Yours Now!!

A research report titled "Reserve Study Guidelines for Homeowner Association Budgets" is now available. This report will be of special interest to owners in condominium and other common interest subdivisions and the Boards of Directors which administer the affairs of common interest subdivision associations.

To obtain an order form, write to: Department of Real Estate, Book Orders, P.O. Box 187006, Sacramento 95818-7006 or phone (916) 739-4517.

The price of the report is \$9.00, plus tax.

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LICENSES SUSPENDED

Matthews, Patrick H. (REB)
3031 W. March Ln, Ste 133 South,
Stockton
Effective: 4/17/90
Violation: 2795, 10177(d), 11013.2(a),
11013.4(a), 11018.2
Suspended for 30 days—stayed for 1 year
on conditions.

Mould, Melvin Leroy (REB)
5628 Bonfair Ave, Lakewood
Effective: 5/1/90
Violation: 10137
Suspended 60 days—stayed for 1 year on
terms and conditions.

Spear, Phyllis Marie (REB)
5651 N. Pershing Ave, Ste A-1, Stockton
Effective: 4/17/90
Violation: 2795, 10177(d), 11013.2(a),
11013.4(a), 11018.2
Suspended for 30 days—stayed for 1 year
on conditions.

Trolier, Ernest Leroy (REB)
2139 High St, Selma
Effective: 4/19/90
Violation: 10177(g)
Suspended for 30 days—stayed for 1 year
on terms and conditions.

Warner Funding Corporation (REC)
21800 Burbank Blvd, Ste 220, Woodland
Hills
Effective: 5/31/90
Violation: 10176(e), 10177(d)(h)
Suspended for 90 days—stayed for 3
years on terms and conditions.

Colt Management Company—A California
Corporation (REC)
1831C Wilshire Blvd, Santa Monica
Effective: 3/13/90
Violation: 2830, 10177(d)
Suspended for 60 days.

Stern, Jack (REB, REO)
1831 Wishire Blvd, #C, Santa Monica
Effective: 3/13/90
Violation: 2830, 10177(d)
Suspended for 60 days.

PUBLIC REPROVALS

Lake Tahoe Accommodations Inc (REC)
2050 Dunlap Dr, South Lake Tahoe
Effective: 5/8/90
Violation: 10145(a), 10177(d)

Morris, Jimmie Charles (REB, REO)
2048 Dunlap, South Lake Tahoe
Effective: 5/8/90
Violation: 10145(a), 10177(d)

Stratman, Rita Ann (RES)
10204 Via Del Sud, San Diego
Effective: 5/15/90
Violation: 10176(i), 10177(d)(g)

Tipton, James Leon (REB)
21919 S. Avalon Blvd, Carson
Effective: 5/22/90
Violation: 2832.1, 10145

**INDEFINITE SUSPENSIONS
UNDER
RECOVERY FUND PROVISIONS**

Alpha Mortgage & Investment Co., Inc
(REC)
435 S. San Vicente Blvd, Los Angeles
Effective: 3/6/90

Baker, Theresa D. (RES)
P. O. Box E, San Jose
Effective: 5/29/90

Barlow, Theresa Collette (RES)
2060 Rancho Corona Dr, Corona
Effective: 5/17/90

Beaver, Paul Herman (RES)
5355 Elkhorn Blvd, Sacramento
Effective: 5/29/90

Better Habs, Inc. (REC)
9256 Greenback Lane, Orangevale
Effective: 5/29/90

Chester, Edward Lee (RES)
258 Santa Rosa Ave, Oakland
Effective: 5/21/90

Fritz, Donald Jacob (REB)
8505 Cherry Crest Ct, Elk Grove
Effective: 5/17/90

Harris, Ernest Edward (REB)
6204 Via Regia, San Diego
Effective: 4/9/90

Holstein, William Stevens, Jr. (REB)
17556 Los Jardines East, Fountain Valley
Effective: 3/14/90

Maracle, Charles Thomas (REB)
101 Gregory Lane, #27, Placasant Hill
Effective: 4/2/90

Orange Coast Financial Corp (REC)
2356 Orangethorpe Ave, Anaheim
Effective: 5/17/90

Sal Mar Real Estate Corp. (REC)
6851 Frontage Road, Redwood Valley
Effective: 4/9/90

Singh, Harpreet (RES)
1916 Broadway, Ste 403, Oakland
Effective: 5/21/90

Tapia, Abe Jr. (RES)
1930 S. Brea Canyon Rd, Diamond Bar
Effective: 3/6/90

Valley Oak Investments and Loan Company,
Inc. (REC)
1136A Saratoga-Sunnyvale Rd, San Jose
Effective: 5/9/90

Van Pelt, David D. (REB)
1510 Poole Blvd, #204, Yuba City
Effective: 5/7/90

3 T Funding Corporation (REC)
1930 S. Brea Canyon Rd, Diamond Bar
Effective: 3/6/90



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